

Ord. No. 1026-18.

By Council Member McCormack.

An ordinance changing the Use, Area, and Height Districts of lands in the Duck Island Neighborhood, northwest of the Flats Industrial Railroad Line east of West 25th Street and south of Lorain Avenue (Map Change 2586).

Be it ordained by the Council of the City of Cleveland:

Section 1. That the Use District of lands bounded and described as follows:

Beginning at the intersection of the centerline of Lorain Avenue and the centerline of West 17th Street (formerly Bradford Street);

Thence, southeasterly along the centerline of West 17th Street and its southerly prolongation to its intersection with the westerly line of a parcel of land conveyed to Robert H. Eggers on June 21, 1996 and also known as Sub Lot No. 87 in Averell & Bradford Grove's Allotment of the Original Brooklyn Township Lot No. 70, as recorded in Volume 6 of Maps, Page 4 of Cuyahoga County Map Records;

Thence, easterly along the northerly line of said parcel to its intersection with the easterly line of the parcel thereof;

Thence, southerly along said easterly line to its intersection with the southerly line of said parcel;

Thence, westerly along said southerly line and its westerly prolongation to its intersection with the easterly line of Parcel C of the Plat of Lot Split & Consolidation for West 18th Street Townhome as part of the Original Brooklyn Township Lot No. 70 and conveyed to E. Borawski & Richard Clark on November 23, 2016 as recorded in Plat Book 382, Page 54 of Cuyahoga County Records;

Thence, southerly along the easterly line of said parcel and its southerly prolongation to its intersection with the northerly line of a parcel of land owned by the City of Cleveland and known as being Sub Lot No. 83 in Averell & Bradford Grove's Allotment of the Original Brooklyn Township Lot No. 70, as recorded in Volume 6, Page 4 of Cuyahoga County Map Records;

Thence, westerly along the northerly line of said parcel and its westerly prolongation to its intersection with the centerline of West 18th Street;

Thence, southerly along the centerline of West 18th Street to its intersection with the centerline of Smith Court;

Thence, westerly along the centerline of Smith Court to intersection with the centerline of West 20th Place;

Thence, northwesterly and northerly along the centerline of West 20th Place to its intersection with the southerly line of a parcel of land conveyed to DI Rentals, LLC on December 17, 2013 and known as being parts of Sub Lots No. 55 to 59 both inclusive and part of the vacated portion of West 20th Place in Averell & Bradford Grove's Allotment of part of the Original Brooklyn Township Lot No. 70 as shown by the recorded plat in Volume 4 of Maps, Page 3 of Cuyahoga County Map Records;

Thence, northeasterly along said southerly line to its intersection with the northerly line of a parcel of land conveyed to Joseph E. Schoeppe on March 23, 2000 and also known as Cuyahoga County Permanent Parcel Number (PPN) 004-01-063I;

Thence, easterly along said northerly line and its prolongation to its intersection with the centerline of West 19th Street;

Thence, northerly along the centerline of West 19th Street to its intersection with the centerline of the Lorain Avenue;

Thence, northeasterly along the centerline of Lorain Avenue to its intersection with the centerline of West 17th Street and the point of origin and;

Beginning at the intersection of the centerline of West 19th Street and the easterly prolongation of the northerly line of a parcel of land conveyed to Amler Limited Partnership on November 14, 1995 also known as being a part of Sub Lot No. 295 of the Original Brooklyn Township Lot No. 69 and recorded in Cuyahoga County Records as Permanent Parcel Number 004-03-076;

Thence, southerly along the centerline of West 19th Street to its intersection with the easterly prolongation of the southerly line of a parcel of land conveyed to Marri Horvet on March 9, 2012 and known as being part of Sub Lot No. 17 & 18 of the S.L. Severance Subdivisions of the Original Brooklyn Township Lot No. 69 as shown by recorded Plat in Volume U of Deeds, Page 1 of Cuyahoga County Map Records;

Thence, westerly along said southerly line and its westerly prolongation to its intersection with the centerline of West 20th Street;

Thence, northerly along the centerline of West 20th Street to its intersection with the southerly line of a parcel of land conveyed to Sarafina Latarres on December 29, 2011 and known as being part of Sub Lot No 465 in the S.L. Severance Subdivision of the Original Brooklyn Township Lot No. 69 or as Cuyahoga County Permanent Parcel Number 0045-03-019 as recorded in Volume U of Maps, Page 1 of Cuyahoga County Records;

Thence, westerly along the southerly line of the parcel thereof to its intersection with the westerly line of a parcel of land conveyed to Leslie Vicario as recorded as Cuyahoga County Auditor's File Number (AFN) 201703100502 and known as Cuyahoga County PPN 004-03-016 as recorded in Cuyahoga County Map Records;

Thence, northerly along the westerly line of said parcel to its intersection with the northerly line of the parcel thereof;

Thence, easterly along said northerly line to its intersection with the westerly line of a parcel of land known as being part of Sub Lot No. 4 in the S and S.K. Follett Re-allotment of part of the Original Brooklyn Township Lot No. 69, and Cuyahoga County PPN 004-03-105 as recorded in Volume 7, Page 10 of Cuyahoga County Map Records;

Thence, northerly along said westerly line to its intersection with the southerly line of a parcel of land conveyed to Molly S. Murray on September 22, 2009 and also known as Permanent Parcel Number 004-03-009 in Cuyahoga County Map Records;

Thence, easterly along said southerly line to its intersection with the easterly line of said parcel;

Thence, northerly along said easterly line and its northerly prolongation to its intersection with the centerline of West 21st Street;

Thence, northerly along the centerline of West 21st Street to its intersection with the westerly prolongation of the northerly line of the parcel of land conveyed to Amler Limited Partnership and known as being Cuyahoga County Permanent Parcel Number 004-03-076;

Thence, easterly along said westerly prolongation to its intersection with the centerline of West 19th Street and the point of origin;

And as identified on the attached map shall be changed to a 'Two Family Residential' District, a 'D' Area District and a '1' Height District;

Section 2. That the Use District of lands bounded and described as follows: Beginning at the intersection of the centerline of the Lorain Avenue and the centerline of West 19th Street (formerly Smith Street);

Thence, southerly along West 19th Street to its intersection with the easterly prolongation of the southerly line of a parcel of land conveyed to Joseph Schoepe on November 25, 2013 and also known as being Cuyahoga County Permanent Parcel Number (PPN) 004-01-065 as recorded in Cuyahoga County Map Records;

Thence, westerly along said southerly line to its intersection with the southerly line of a parcel of land conveyed to DI Rentals, LLC and also known as Permanent Parcel Number 004-01-073 as recorded in Cuyahoga County Map Records;

Thence, southwesterly along the southerly line to its intersection with the centerline of West 20th Place;

Thence, southerly and southeasterly along the centerline of West 20th Place to its intersection with the centerline of Smith Court;

Thence, westerly along the centerline of Smith Court to its intersection with the centerline of West 20th Street;

Thence, northerly along the centerline of West 20th Street to its intersection with the centerline of the Lorain Avenue;

Thence, northeasterly along the centerline of Lorain Avenue to its intersection with the centerline of West 19th Street and the point of origin; And as identified on the attached map shall be changed to an 'Multi-Family Residential', a 'F' Area District and a '1' Height District;

Section 3. That the Use District of lands bounded and described as follows:

Beginning at the intersection of the centerline of Lorain Avenue and the centerline of Columbus Road;
Thence, southerly along Columbus Road to its intersection with the centerline of the West 25th Street Ramp;

Thence, southwesterly along a curve to its intersection with the centerline of West 25th Street;

Thence, northwesterly along the centerline of West 25th Street to its intersection with the southerly prolongation of the westerly line of Cuyahoga County Permanent Parcel Number 003-23-076;

Thence, northerly along said prolongation to its intersection with the centerline of the Lorain Avenue;

Thence, northeasterly along the centerline of the Lorain Avenue to its intersection with the centerline of Columbus Road and the point of origin;

And as identified on the attached map shall be changed to a 'Multi-Family Residential' District, a 'G' Area District, and a '1' Height District;

Section 4. That the Use District of lands bounded and described as follows:

Beginning at the intersection of the centerline of Abbey Road and the centerline of West 19th Street;

Thence, southerly along the centerline of West 19th Street to its intersection with the northerly line of Cuyahoga County Permanent Parcel Number 004-03-076;

Thence, westerly along said northerly line and its westerly prolongation to its intersection with the centerline of West 21st Street;

Thence, northerly along the centerline of West 21st Street to its intersection with the centerline of Abbey Avenue;

Thence, easterly along the centerline of Abbey Avenue to its intersection with the centerline of West 19th Street and the point of origin;

And as identified on the attached map shall be changed to a 'Local Retail Business' District, a 'G' Area District, and a '1' Height District;

Section 5. That the Use District of lands bounded and described as follows:

Beginning at the intersection of the centerline of West 19th Street and the centerline of Smith Court;

Thence, southerly along West 19th Street to its intersection with the centerline of Abbey Avenue;

Thence, westerly along the centerline of Abbey Avenue to its intersection with the centerline of West 20th Street;

Thence, northerly along the centerline of West 20th Street to its intersection with the centerline of Smith Court;

Thence, easterly along the centerline of Smith Court to its intersection with the centerline of West 19th Street and the point of origin;

And as identified on the attached map shall be changed to a 'Local Retail Business' District, a 'G' Area District, and a '2' Height District;

Section 6. That the Use District of lands bounded and described as follows:

Beginning at the intersection of the centerline of Abbey Avenue and the centerline of Columbus Road;

Thence, easterly along the centerline of Abbey Avenue to its intersection with the centerline of West 21st Street;

Thence, southerly along the centerline of West 21st Street and its prolongation to its intersection with the easterly line of a parcel of land conveyed to CBGC, LLC by deed dated December 22, 2015 and is also known as Cuyahoga County Permanent Parcel Number 004-03-100;

Thence, southerly along said easterly line and its southerly prolongation to its intersection with the southerly line of a parcel of land conveyed to Molly S. Murray on September 22, 2009 and also known as being the southerly 29 feet of the westerly 165 feet of Sub Lot No. 314 in the Willeyville Allotment, of part of the Original Brooklyn Township Lot Nos. 69 & 70, or Cuyahoga County Permanent Parcel Number 004-03-009 as shown by recorded plat in Volume 2 of Maps, Page 16 of Cuyahoga County Records;

Thence, westerly along said southerly line to its intersection with the easterly line of a parcel of land conveyed to Richard and Kathy Lehmann in a deed dated January 9, 2017 and as recorded as Permanent Parcel Number 004-03-010 in Cuyahoga County Map Records;

Thence, southerly along said easterly line and its prolongation to its intersection with the northerly line of a parcel of land (PPN 004-03-017) conveyed to Leslie Vicario on January 20, 2003 and also known as being part of Sub Lot No. 3 in S.L. Severance's Re-Allotment of part of the Original Brooklyn Township Lot No. 69 as shown by the recorded plat in Volume "U" of Deeds, Page 1 of Cuyahoga County Records;

Thence, westerly along said northerly line to its intersection with the westerly line of the parcel thereof;

Thence, southerly along said westerly line and its prolongation to its intersection with the centerline of Wiley Avenue;

Thence, westerly along the centerline of Wiley Avenue to its intersection with the centerline of Columbus Road;

Thence, northerly along the centerline of Columbus Road to its intersection with the centerline of Abbey Avenue;

Thence, easterly along the centerline of Abbey Avenue to its intersection with the centerline of West 20th Street and the point of origin;

And as identified on the attached map shall be changed to a 'Limited Retail Business' District, a 'G' Area District, and a '2' Height District;

Section 7. That the Use District of lands bounded and described as follows: Beginning at the intersection of the centerline of Lorain Avenue and the centerline of West 20th Street;

Thence, southerly along the centerline of West 20th Street to its intersection with the centerline of Abbey Avenue;

Thence, westerly along the centerline of Abbey Avenue to its intersection with the centerline of Columbus Road;

Thence, northerly along the centerline of Columbus Road to its intersection with the centerline of Lorain Avenue;

Thence, northeasterly along said centerline to its intersection with the centerline of West 20th Street and the point of origin;

And as identified on the attached map shall be changed to a 'Semi-Industry' District, a 'F' Area District, and a '2' Height District;

Section 8. That the street frontages described as follows:

The west side of Columbus Road between Lorain Avenue and West 25th Street; And;

The east side of Columbus Road between Willey Avenue and Lorain Avenue; And;

The north and south side of Abbey Avenue between Columbus Road and West 19th Street; And;

The west side of West 20th Street between Lorain Avenue and Abbey Avenue; And;

The east side of West 20th Street between Abbey Avenue and Smith Court; And;

The south side of Lorain Avenue between the westerly line of a parcel of land conveyed to TLC Properties Inc. by deed dated November 15, 2016 also known as Cuyahoga County PPN 004-01-074 and West 20th Street; And;

The west side of West 19th Street between Abbey Avenue and Smith Court;

And as identified on the attached map shall be established as 'Urban Form Overlay Districts'

Section 9. That a Mapped Building Setback of zero (0) feet shall be established along the north and south sides of Follett Court between the southerly prolongation of West 21st Street and West 20th Street; and on the north side of Willey Avenue between West 20th Street and Columbus Road as shown on the attached map.

Section 10. That a Mapped Building Setback of six (6) feet shall be established along the easterly side of West 18th Street between Bradford Avenue and Lorain Avenue, on the west side of West 20th Street between Freeman Avenue and Follett Court, on the north side of Freeman Avenue between West 21st Street and West 19th Street; on the east side of West 20th Street between Freeman Avenue and the northerly line of Cuyahoga Permanent Parcel Number 004-03-044, on the west side of West 19th Street between Smith Court and the northerly line of Cuyahoga County Permanent Parcel Number 004-01-065, and on the north and south side of Bradford Avenue between West 18th Street and the westerly line and southerly prolongation of Cuyahoga County Permanent Parcel Number 004-02-078 as shown on the attached map.

Section 11. That a Mapped Building Setback of ten (10) feet shall be established on the east side of West 20th Street between Freeman Avenue and Abbey Avenue as shown on the attached map.

Section 12. That the change of zoning of lands described in Section 1 through 11 shall be identified as Map Change No. 2586, and shall be made upon the Building Zone Maps of the City of Cleveland on file in the office of the Clerk of Council and on file in the office of the City Planning Commission by the appropriate person designated for this purpose by the City Planning Commission.

Section 13. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: October 15, 2018

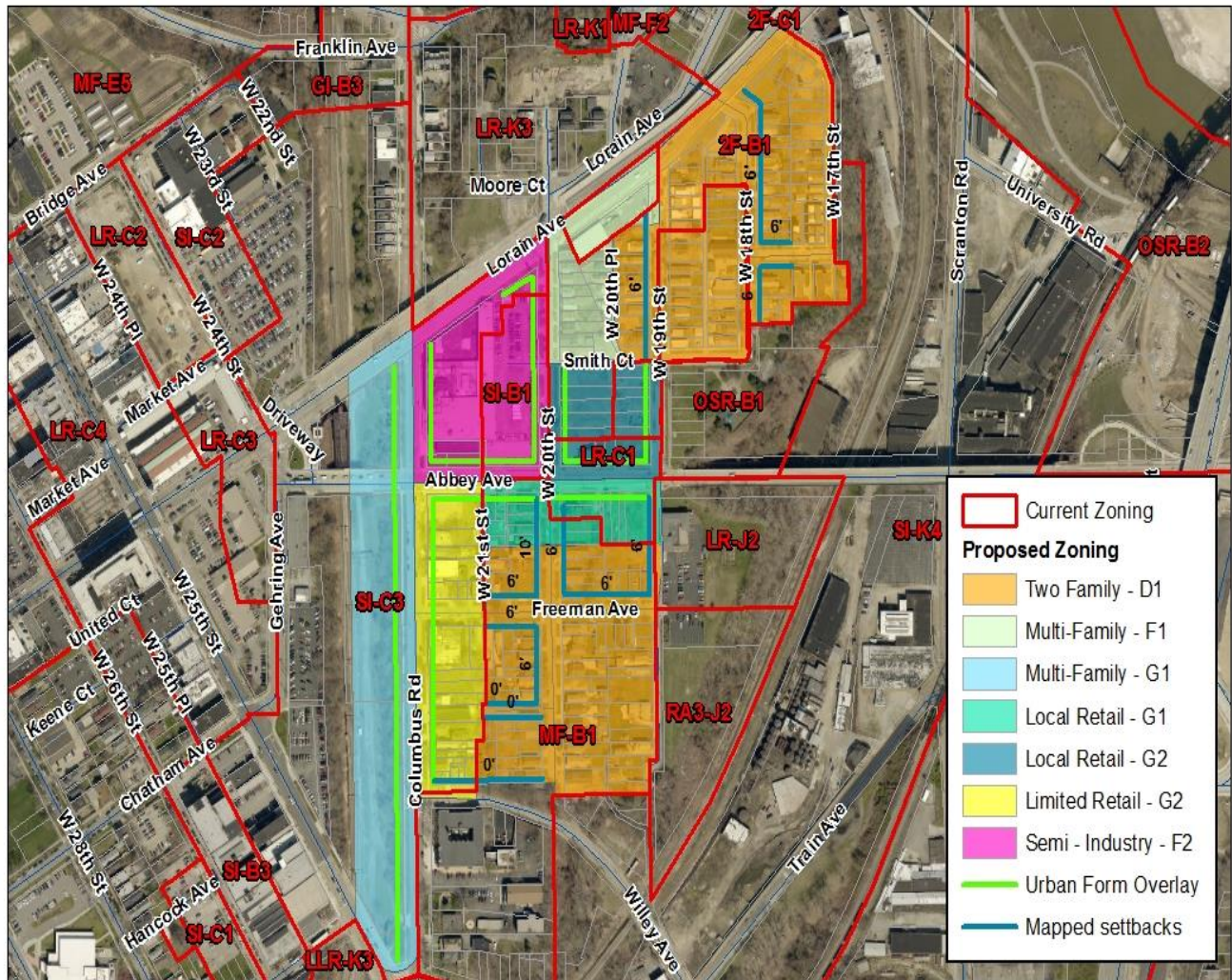
Effective: November 14, 2018



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Duck Island Rezoning

Map Change 2586

Cleveland City Planning Commission

601 Lakeside Ave. Cleveland, OH 44114



Date: 8/24/2018